

CONDOMINIUM TENTATIVE MAP

TAX ASSESSORS PARCEL NUMBER(S)

282-130-13

TAX RATE AREA

65045

OWNER & SUBDIVIDER

LB VILLAGE INVESTMENTS, LLC.
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Steve Powell
STEVE POWELL, MEMBER

ENGINEER / PREPARER OF MAP

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Ernest H. Grabbe Jr.
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ACREAGE AND LOTS

TOTAL NUMBER OF LOTS PROPOSED: 1
(14 CONDOMINIUM UNITS)
MINIMUM LOT SIZE: N/A
GROSS: 1.47 ACRES
NET: 1.31 ACRES

ZONING REQUIREMENTS

TYPE	EXISTING
USE REGULATIONS:	C-34
NEIGHBORHOOD REGULATIONS:	Q
DENSITY:	24
LOT SIZE (SF):	6,000
BUILDING TYPE:	T
MAXIMUM FLOOR AREA:	-
FLOOR AREA RATIO:	-
HEIGHT:	6
COVERAGE:	-
SETBACK:	0
OPEN SPACE:	6
SPECIAL AREA REGULATIONS:	B,D3,Per F

EXISTING STRUCTURES

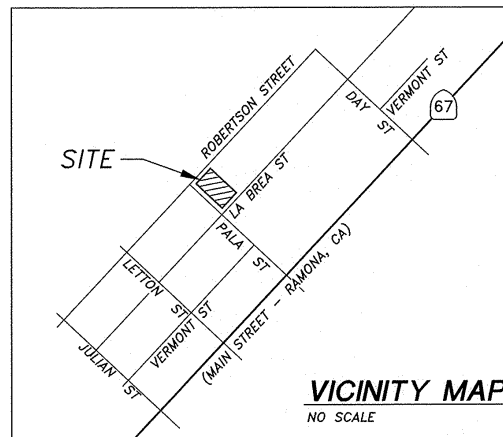
THERE ARE NO STRUCTURES ON CURRENT SITE TO REMOVE.

GROUP OPEN SPACE:

DESIGNATOR B - 150 SQ. FT. PER DWELLING UNIT,
TOTALING 2,100 SQ. FT. OF GROUP OPEN SPACE.
ACTUAL PROPOSED GROUP OPEN SPACE 12,612 SQ. FT.
SEE LEGEND BELOW TO IDENTIFY LOCATION.

LEGEND

GROUP OPEN SPACE 



LEGAL DESCRIPTION

THAT PORTION OF SECTION 21, AND SECTION 16, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN RANCHO SNATA MARIA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 863, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 25, 1900, (SAID SECTION DESIGNATION HAVING REFERENCE TO AN EXTENSION TO THE UNITED STATES SYSTEM OF SURVEYS OVER SAID RANCHO, MADE BY O.N. SANFORD, C.E. MAY, 1884), DESCRIBES AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PALA STREET WITH THE CENTER LINE OF JULIAN ROAD 3A, AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116 OF WEST RAMONA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF PALA STREET, THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3A, NORTH 46°51'00" EAST 227.70 FEET; THENCE SOUTH 43°09'00" EAST 350.00 FEET; THENCE SOUTH 46°51'00" WEST 227.70 FEET; THENCE NORTH 43°09'00" WEST 350.00 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL AND COMMUNITY PLAN

REGIONAL CATEGORY: CUA
GENERAL PLAN DESIGNATION: 13
COMMUNITY PLAN: RAMONA

PARK LAND DEDICATION STATEMENT

A PARK LAND FEE WILL BE PAID IN LIEU OF PHYSICAL PARK LAND DEDICATION.

STREET LIGHTS

NO STREET LIGHTS ARE PROPOSED FOR THE SUBDIVISION.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

TOPOGRAPHIC SOURCE

THE TOPOGRAPHY SHOWN ON THIS TENTATIVE MAP WAS GENERATED FROM AN AERIAL TOPOGRAPHIC SURVEY BY TRI-DIMENSIONAL ENGINEERING ON SEPTEMBER 8, 2006. CONTOUR INTERVAL IS 2'.

DISTRICT SERVICES

SEWER: RAMONA MUNICIPAL WATER DISTRICT
WATER: RAMONA MUNICIPAL WATER DISTRICT
FIRE: RAMONA FIRE PROTECTIONS DISTRICT
SCHOOLS: RAMONA UNIFIED SCHOOL DISTRICT
STREET LIGHTING: NONE
ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: SBC
CABLE TELEVISION: COX CABLE

ACCESS

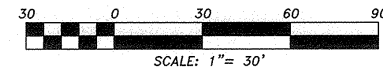
ACCESS TO THE SITE IS HIGHWAY 67, A PUBLIC HIGHWAY, TO PALA STREET, A PUBLIC ROAD, TO LA BREA STREET A PUBLIC ROAD.

CONDOMINIUM MAP STATEMENT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 14.

MAINTENANCE

THE RESPONSIBILITY OF THE ONGOING MAINTAINING OF THE STORM WATER SYSTEM AND REQUIRED LANDSCAPING WITHIN THE BOUNDARIES OF SAID PROPERTY WILL BE THAT OF THE HOME OWNERS ASSOCIATION OTHERWISE KNOWN AS THE VILLAGE WALK HOA.



COUNTY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP	
REVISIONS	ORIGINAL
	01/12/09
	05/05/09
	08/01/09
VILLAGE WALK TOWNHOMES	
0 LA BREA STREET	
RAMONA, CALIFORNIA	
DRAWN BY: G. FARMER	SHEET 1 OF 1
CHECKED BY: E. GRABBE	

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PLN TYPE TM FILE LOC
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